

Local Market Update for November 2018

A Research Tool Provided by the Colorado Association of REALTORS®



San Juan County

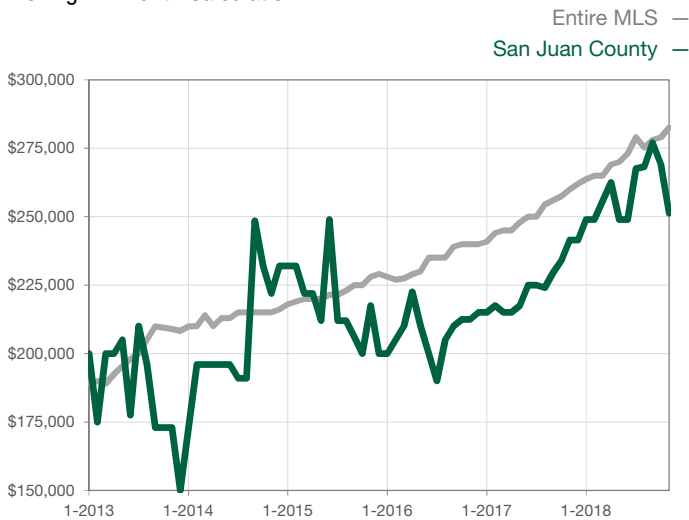
Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	1	0	- 100.0%	32	29	- 9.4%
Sold Listings	1	2	+ 100.0%	17	11	- 35.3%
Median Sales Price*	\$318,000	\$203,250	- 36.1%	\$234,000	\$235,000	+ 0.4%
Average Sales Price*	\$318,000	\$203,250	- 36.1%	\$271,654	\$276,305	+ 1.7%
Percent of List Price Received*	97.8%	93.2%	- 4.7%	92.7%	96.5%	+ 4.1%
Days on Market Until Sale	57	153	+ 168.4%	210	206	- 1.9%
Cumulative Days on Market Until Sale	57	153	+ 168.4%	193	206	+ 6.7%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	14.7	18.0	+ 22.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Key Metrics	November			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 11-2017	Thru 11-2018	Percent Change from Previous Year
New Listings	0	1	--	14	13	- 7.1%
Sold Listings	0	1	--	16	10	- 37.5%
Median Sales Price*	\$0	\$349,700	--	\$168,750	\$217,000	+ 28.6%
Average Sales Price*	\$0	\$349,700	--	\$207,194	\$227,830	+ 10.0%
Percent of List Price Received*	0.0%	94.8%	--	95.4%	95.6%	+ 0.2%
Days on Market Until Sale	0	85	--	156	139	- 10.9%
Cumulative Days on Market Until Sale	0	85	--	189	139	- 26.5%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	3.2	+ 220.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

